HomeSMART

NEIGHBORHOOD REPORT

Verrado in Buckeye, AZ
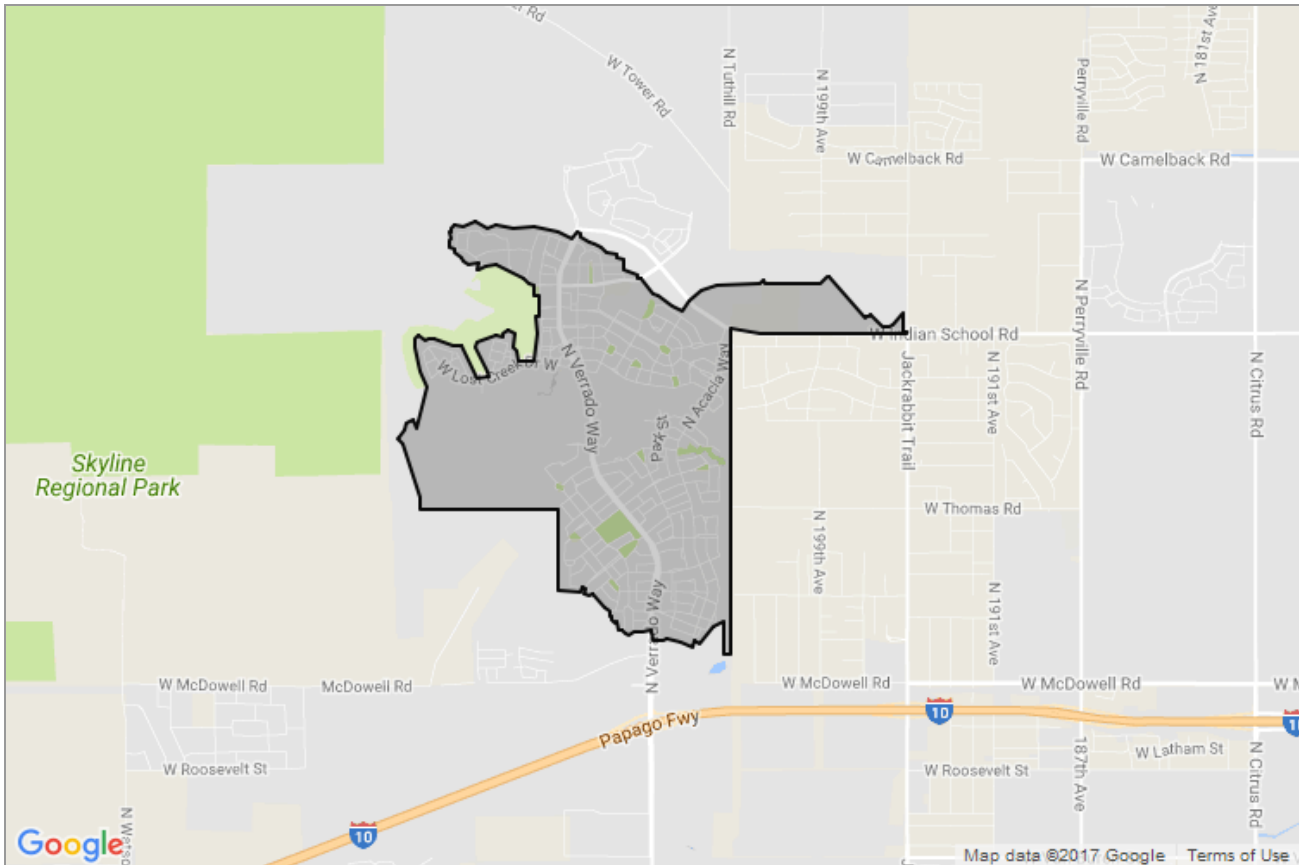
Presented by

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Verrado Statistical Market Analysis - January 1 - July 17, 2017

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Approx SQFT	List Price Per Approx SQFT	Sold Price Per Approx SQFT	Agent Days on Market	Cumulative Days on Market
Active	136	52,092,737		Low	224,900			1,531	90.08		0	0
				Avg	383,035			2,825	137.95		83	90
				High	1,150,019			5,130	361.07		836	836
UCB (Under Contract-Backups)	7	2,704,000		Low	289,000			1,915	91.38		12	11
				Avg	386,286			2,944	132.93		104	132
				High	469,000			3,589	164.49		284	350
Pending	16	5,380,438		Low	243,000			1,627	93.85		9	8
				Avg	336,277			2,729	129.88		100	100
				High	429,000			4,425	186.27		411	411
Closed	168	56,447,506	55,456,534	Low	184,900	180,000	0.90	1,288	90.13	91.32	0	0
				Avg	335,997	330,098	0.98	2,532	135.87	133.41	96	110
				High	999,000	953,750	1.20	5,297	218.96	213.14	797	797
Overall	327	116,624,681	55,456,534	Low	184,900	180,000	0.90	1,288	90.08	91.32	0	0
				Avg	356,650	330,098	0.98	2,672	136.38	133.41	91	102
				High	1,150,019	953,750	1.20	5,297	361.07	213.14	836	836

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Status of 'Active', 'Closed', 'Pending','UCB (Under Contract-Backups)'; Subdivision like Verrado*; Close of Escrow Date between '1/01/2017' and '7/17/2017'.

Neighborhood: Housing Stats and Charts

|	Verrado	Buckeye	Maricopa County	Arizona	USA
Median Estimated Home Value	$311K	$204K	$250K	$235K	$232K
Estimated Home Value 12-Month Change	+5.2%	+10.8%	+7%	+7.2%	–
Median List Price	$336K	$220K	$300K	$255K	$109K
List Price 1-Month Change	-0.3%	-2%	–	+1.2%	+5.9%
List Price 12-Month Change	+3.4%	+2.9%	+5.2%	+6.9%	+10.1%
Median Home Age	8	14	29	29	45
Own	71%	64%	61%	63%	64%
Rent	29%	36%	39%	37%	36%
$ Value of All Buildings for which Permits Were Issued	–	–	$1.46B	$2.42B	$102B
% Change in Permits for All Buildings	–	–	-12%	-16%	+2%
% Change in $ Value for All Buildings	–	–	-10%	-11%	+7%

Median Sales Price vs. Sales Volume

This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.
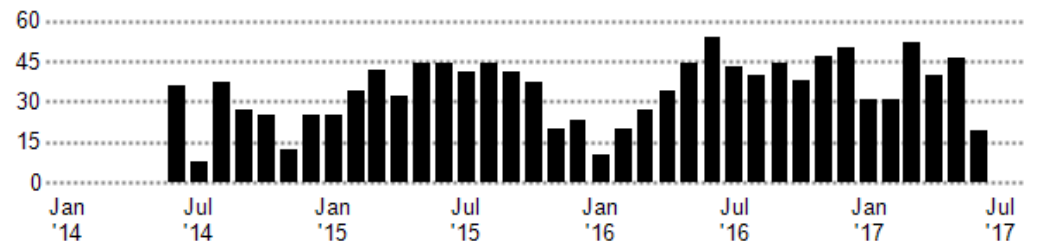
Data Source: Public records data

Update Frequency: Monthly

- Median Sales Price
- Sales Volume

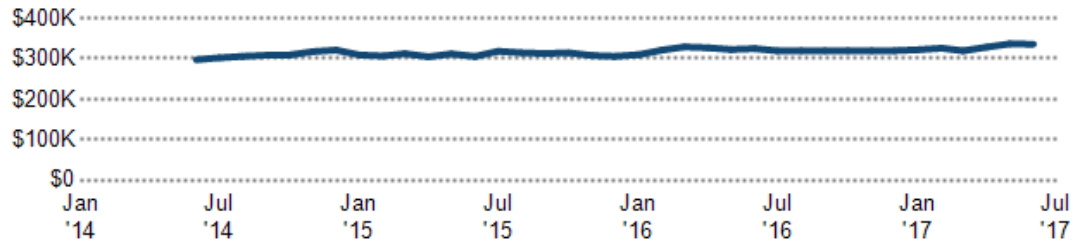7/17/2017
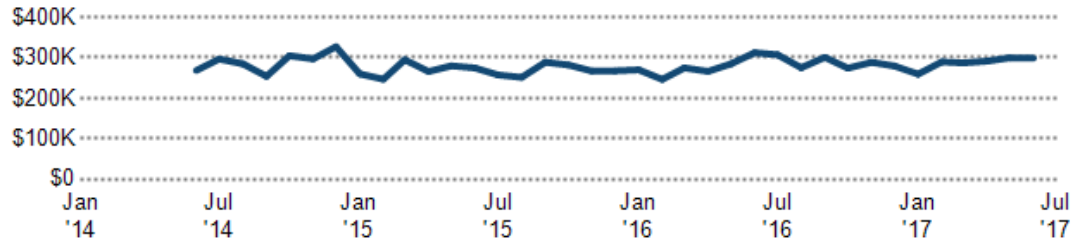
Median Listing Price vs. Listing Volume

This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

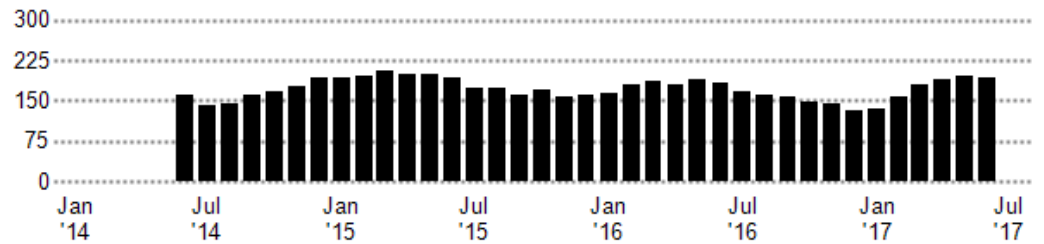Data Source: On- and off-market listings sources

Update Frequency: Monthly

- ■ Median List Price
- ■ Listing Volume

Median List Price

Listing Volume

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Verrado

Bracket	Value
>$150K	161
$125K-$150K	143
$100K-$125K	84
$75K-$100K	166
$50K-$75K	255
$35K-$50K	63
$25K-$35K	38
<$25K	98
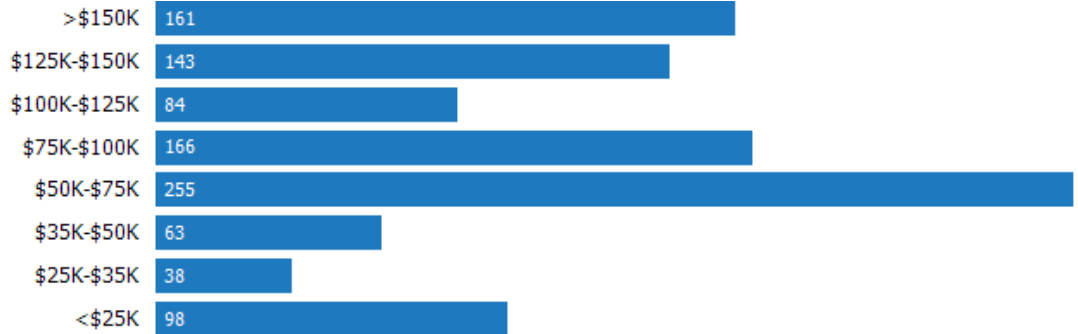
Presidential Voting Pattern

This chart shows how residents of a county voted in the 2012 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Annually

Votes Democrat	43.6%
Votes Republican	54.3%

Neighborhood: Economic Stats and Charts

	Verrado	Buckeye	Maricopa County	Arizona	USA
Income Per Capita	$33,761	$19,704	$27,832	$25,848	$28,930
Median Household Income	$81,389	$58,939	$54,229	$50,255	$53,889
Unemployment Rate	–	5.2%	4.3%	5%	4.5%
Unemployment Number	–	1.34K	90.6K	166K	7.2M
Employment Number	–	24.2K	2.03M	3.13M	–
Labor Force Number	–	25.5K	2.12M	3.3M	160M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.
Data Source: Bureau of Labor Statistics
Update Frequency: Monthly

- Buckeye
- Maricopa County
- Arizona
- USA
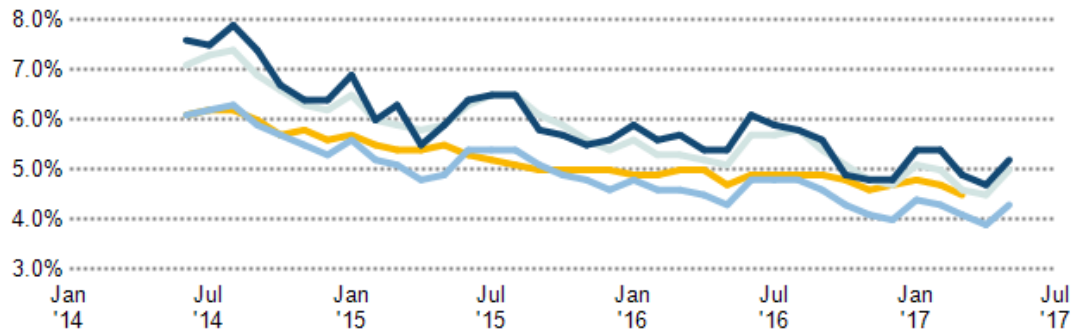
Occupational Categories

This chart shows categories of employment within an area.
Data Source: U.S. Census
Update Frequency: Annually

- Verrado

Category	Value
Health Care and Social Assistance	535
Retail Trade	370
Transportation and Warehousing	348
Professional, Scientific and Technical	199
Education	180
Finance and Insurance	157
Public Administration	155
Construction	149
Real Estate, Rental and Leasing	128
Utilities	87
Manufacturing	81
Accommodation and Food	76
Wholesale Trade	65
Other	62
Information	25
Administrative Support and Waste Management	15
Mining	3
Arts, Entertainment and Recreation	2
Agriculture, Forestry, Fishing and Hunting	2
Business Management	0 or no data

7/17/2017